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Braintree District Council

**Braintree District Settlement Fringes
Landscape Capacity Analysis For Hatfield Peverel**

November 2007

CHRIS BLANDFORD ASSOCIATES

Environment Landscape Planning

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Position: Senior Associate

Date: 22 November 2007

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1.0 INTRODUCTION

1.1 Background to the Study

1.1.1 In July 2007 Braintree District Council commissioned Chris Blandford Associates (CBA) to prepare a detailed landscape capacity analysis (at 1:10,000 scale) of the fringes of eight key settlements to provide an evidence base for informing the preferred options stage of the Core Strategy for the Local Development Framework (LDF). The study has been informed by the following:-

- The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (at 1:25,000 scale), which was prepared by CBA in September 2006.
- Historic landscape characterisation data provided by Essex County Council

1.1.2 The eight key settlements that were selected by Braintree District Council as having the potential for expansion are as follows:

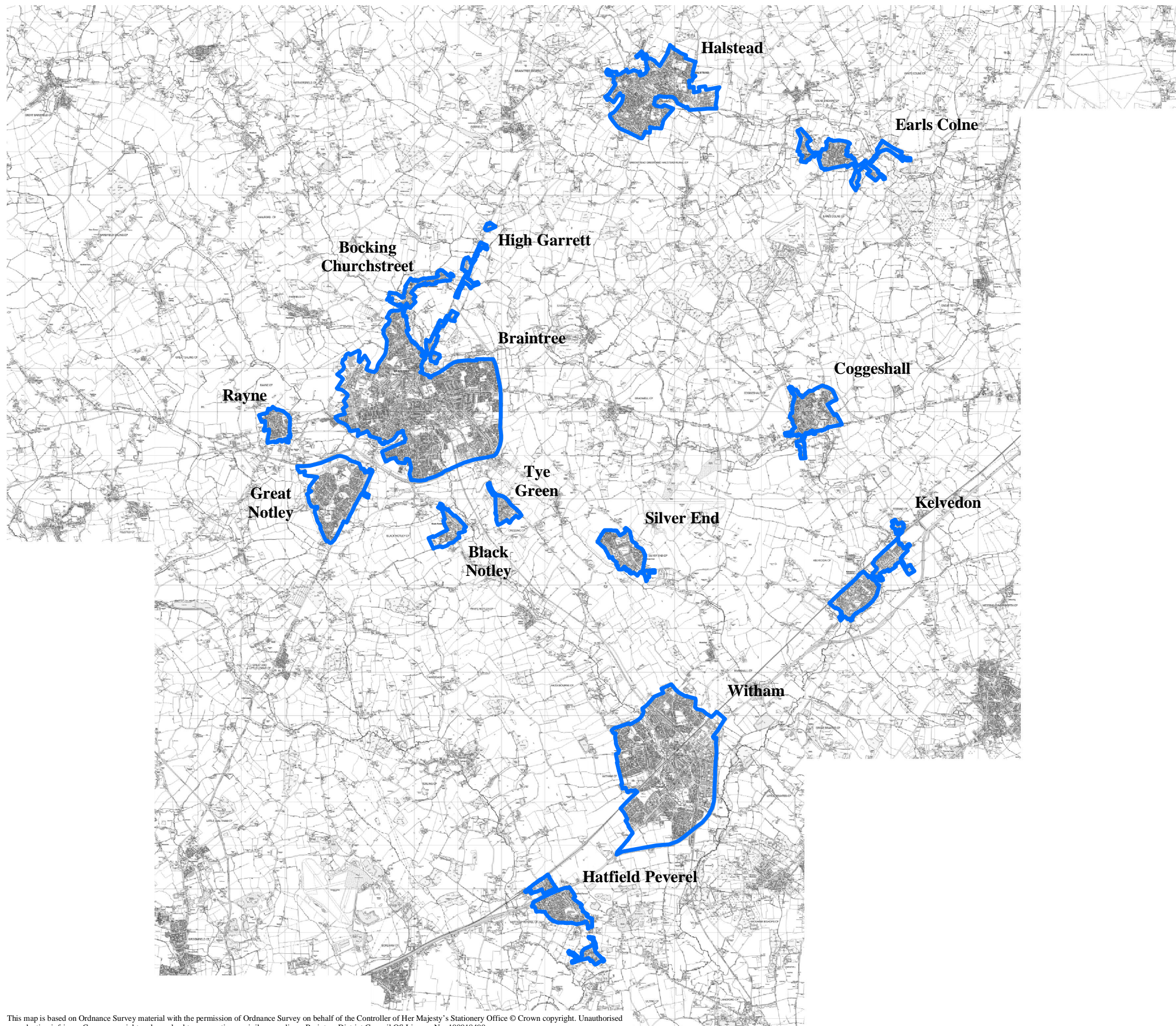
- Braintree and environs (including Bocking Churchstreet, Rayne, Great Notley, Black Notley and Cressing)
- Witham
- Halstead
- Silver End
- Hatfield Peverel
- Earls Colne
- Coggeshall
- Kelvedon

1.1.3 The locations of these settlements are identified at Figure 1.

1.2 Study Purpose and Objectives


1.2.1 The key objectives of the Study are to:

- provide a transparent, consistent and objective assessment of the sensitivity and capacity of the around the selected eight settlements to accommodate new development;



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KEY

 Settlements Within Study

0 1 2 Kilometres
1:90,000

- identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.

1.2.2 This report sets out the findings of the survey and analysis work for Hatfield Peverel.

1.3 Approach and Methodology

1.3.1 The general approach of the Study has been informed by the Countryside Agency's '*Landscape Character Assessment – Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Capacity and Sensitivity*' and by other landscape capacity studies undertaken by CBA. The methodology used to make judgements about landscape capacity and sensitivity is set out in Appendix A to this report.

1.3.2 For the purposes of this study, landscape sensitivity and capacity are defined as follows:

- **Landscape Sensitivity** – '*The extent to which a landscape type or area can accept change of a particular type and scale without unacceptable adverse effects on its character*'. (Landscape Institute and Institute of Environmental Management and Assessment 2002), based on judgements about landscape character sensitivity and visual sensitivity.
- **Landscape Capacity** – The relative ability of the landscape to accommodate new urban development without unacceptable adverse impacts, taking account of appropriate mitigation measures. It is a reflection of the interaction between (i) the inherent sensitivity or vulnerability of the landscape resource itself and (ii) the value attached to the landscape or specific elements.

1.3.3 The Study has used desk-based and field survey analysis to identify discrete 'Landscape Setting Areas', which have been primarily defined by the approximate extent of visibility for each settlement fringe, at a scale of 1:10,000. Each area has been analysed in terms of its visual, ecological and cultural sensitivity, taking into account the following three key factors (Refer to Appendix B for the Field Survey Sheet used for this study):

- Landscape Character – the range of natural, cultural and aesthetic factors that are unique to the setting area, and its overall landscape quality / condition;
- Visual Characteristics (Visual Prominence and Intervisibility) – the extent to which an area has prominent topography and/or is widely visible from surrounding areas, as well as its contribution to distinctive settlement setting e.g. the extent to which an area has distinctive backdrops, distinctive approaches/gateways, visually important woodland and trees, prominent skyline/ridgeline views, landmarks, urban edge description, green corridor linkages to the countryside, allows critical outward and inward views.
- Landscape Value – highlight existing national and/or local designations relating to each landscape setting area and any other criteria indicating landscape value e.g. tranquillity, remoteness, wildness, scenic beauty, cultural associations, conservation interests.

1.3.4 In order to assess the sensitivity of the landscape to development, assumptions have been made as to the likely form of any new built residential or employment development. It has been assumed that buildings would be either detached, semi-detached or terraced buildings, mostly 2 or 3 storeys in height. A strong structure of tree/shrub planting would be provided of an appropriate scale, extent and design to help ensure that the development sits well in the landscape. Employment buildings are likely to be large in scale, some 10 to 12 metres high, and again it has been assumed that these would be developed with an appropriate structure of tree/shrub planting to help integrate the buildings into the local landscape. It has not been possible at this stage in the LDF preparation process to make assumptions about the quantum of development required within the study area.

1.3.5 The assessment has comprised the following tasks:

(i) Desk Based Analysis

- Preparation of base maps for each settlement;
- Review of the relevant Landscape Character Types and Areas around each settlement from the Braintree District Landscape Character Assessment at the 1:25,000 contextual scale, and review of the intrinsic landscape qualities, sensitivities/vulnerabilities to change and guidelines as defined by the landscape character area study.

- Mapping of landscape features (vegetation, landform, key heritage features, water bodies/courses, etc.) and wildlife sites/heritage conservation designations. This has been based in part by data mapped in the Braintree District Landscape Character Assessment and from other available sources of data, such as the Essex Historic Landscape Characterisation datasets.
- Defining landscape setting areas by mapping the approximate extent of potential visibility of each settlement fringe (i.e. Landscape Setting Areas) derived from analysis of topography and woodland/tree cover mapping.
- Broadly defining and mapping the townscape character of each settlement at 1:10,000 scale to determine how it has developed and to identify the main features and areas that contribute to the built character of the settlement (e.g. greenspace, built form, viewing experience etc.)

(ii) Field Survey Analysis

- Identifying the extent of the landscape setting area for each settlement, based on the approximate extent of visibility of the settlement fringe, involving the validation and refinement of the preliminary 'Landscape Setting Areas' as necessary. A variety of open and partial views of the settlement fringe may be obtained from within each landscape setting area. It is possible that additional views may be obtained from outside the setting area but, in these cases, the settlement fringe would represent a significantly reduced component of these views compared to those obtained within the setting area. For example, glimpsed views may be obtained through or above trees/shrubs on the edge of the setting area or distant views may be obtained from elevated land located some distance beyond a setting area).
- Identifying and recording key views into and out of each settlement;
- Identifying and recording positive and negative qualities/features that contribute to the Landscape Setting Areas around each settlement – such as skylines/ridgelines, landmarks, visually important trees and woodland, distinctive approaches, tranquil areas, urban edges, green corridors/ 'bridges' to the countryside, urban and urban fringe land uses/activities, etc.
- Identifying and recording strategic opportunities for creating a strong landscape framework to mitigate development impact on landscape character and visual amenity through developing green networks, tree and woodland planting and other landscape enhancements.

(iii) Analysis/Reporting

Assessing the sensitivity/vulnerability of positive landscape qualities that contribute to the Landscape Setting Areas around each settlement to loss or alteration by development.

- Based on the assessment criteria set out in Appendix A, the capacity of each Landscape Setting Area to accommodate new housing and employment development has been identified. Opportunities have also been identified where housing and employment development would be least constrained in landscape and visual terms.
- Preparing a concise report setting out the purpose, methodology, main findings and recommendations as to the capacity of the fringes of each settlement to inform consideration of the general directions of growth to be included in the preferred options for the Core Strategy.

1.3.6 The extent of the study areas around each settlement broadly reflects the extent of visibility of each settlement fringe.

2.0 STUDY CONTEXT

2.1 Planning Policy Context

- 2.1.1 National planning policy relating to landscape sensitivity and capacity is contained in PPS1¹ and PPS7².

Planning Policy Statement 1: Delivering Sustainable Development

- 2.1.2 PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. It states that one of the Government's objectives for the planning system is that planning should facilitate and promote sustainable urban and rural development by protecting and enhancing the natural and historic environment and the quality and character of the countryside (para 5). In its key principles, PPS1 states that '*a spatial planning approach should be at the heart of planning for sustainable development*' (para 13.iii) and '*design which fails to take the opportunities for improving the character and quality of an area should not be accepted*' (para 13.iv). When preparing development plans '*planning authorities should seek to enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character*' (para 27). PPS1 also requires new design to be integrated into the existing urban form and natural and built environments (para 35).

Planning Policy Statement 7: Sustainable Development in Rural Areas

- 2.1.3 The policies in this statement apply to the rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas. Two of the key objectives in PPS7 include the delivery of sustainable patterns of development and sustainable communities in rural areas. In its key principles, PPS7 states that '*All development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness*' (para 1.vi). PPS7 advises that Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced (para 15).

¹ Planning Policy Statement 1 : Delivering Sustainable Development (ODPM, 2005).

² Planning Policy Statement 7 : Sustainable Development in Rural Areas (ODPM, 2004).

Regional Planning Context

- 2.1.4 The East of England Regional Assembly (EERA) is currently producing the 'East of England Plan'. Once finalised this will guide planning and transportation policy up to 2021 and provide the statutory framework for local authorities such as Braintree District Council to produce more detailed local development plans for their areas. Also known as the 'Regional Spatial Strategy' (RSS), the Plan has a key role in contributing to the development of the region.
- 2.1.5 The RSS is important to Braintree District in that it will determine where development will take place. More specifically, it will consider the amount of housing and employment land needed for each District up to 2021. It will formulate the Regional Transport Strategy which has implications for the local road and rail network, and other forms of transport. It will include policies on the environment, energy and waste, sport and tourism.
- 2.1.6 Policy H1 of the RSS includes guidance for annual average provision for net additional dwellings within the East of England. The strategy requires Essex to achieve an annual average rate of 5330 net additional dwellings between 2006 to March 2021.

Local Planning Context

- 2.1.7 Braintree District Local Plan Review, was adopted by the Council on 25th July 2005 and provides a framework for the development of the Braintree District. The Plan will shape the development of the District in the period up to 2011, or until it is replaced in whole, or part, by the Local Development Framework documents as they are produced.
- 2.1.8 One of the key elements of the Plan recognises Braintree, Witham and to a lesser extent, Halstead, as the primary settlements to concentrate new development. In respect to the RSS and the Essex & Southend-on-Sea Replacement Structure Plan, the Plan aims to achieve completion of 10,300 net dwelling in the District between 1996 and 2011; of which, 60% is targeted for completion on undeveloped land. In addition, the Local Plan Review stresses the importance of protecting the character of rural areas, which include areas that are sensitive to change.
- 2.1.9 This study looks at capacity for new development within the urban fringes of the eight selected settlements and will contribute to the evidence base that will inform

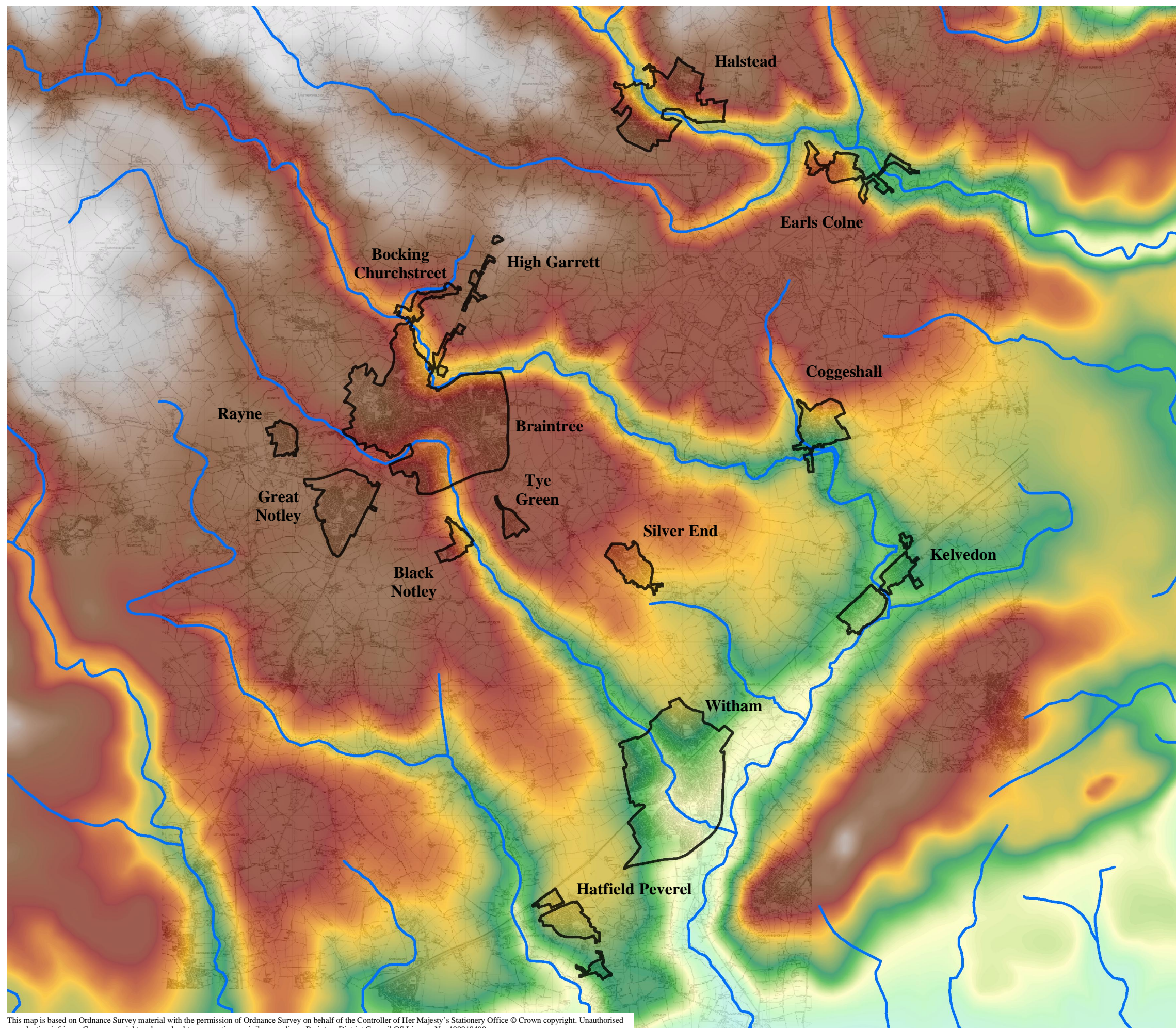
the Core Strategy, which is a Development Plan Document forming part of the Local Development Framework. The Core Strategy sets out the spatial vision, spatial objectives and strategy for the development of the District.

2.2 Landform and Drainage (See Figure 2)

- 2.2.1 Landform within the Braintree District is predominantly elevated gently rolling Boulder Clay/Chalky Til plateau landscape, incised by v-shaped or u-shaped shallow river valleys, which cut through flat or gently undulating valley floor. The Colne, Blackwater, Pant and Stour river valleys are major landscape features, comprising locally significant scenic qualities.
- 2.2.2 The meandering River Colne runs in a southeasterly direction through Halstead, towards Colchester. It is characterized by a shallow river valley with relatively steep valley sides, which varies in width throughout its length. There is a dense network of roads dissecting the river valley and bridging the river itself, providing access and creating interesting views along the river corridor.
- 2.2.3 The River Blackwater meanders from Braintree through Stisted, Bradwell, Coggeshall, Coggeshall Hamlet, Feering, Kelvedon, near Witham, Wickham Bishops, Langford to Beeleigh where it meets the Chelmer. As the river meanders down the valley, the valley floor becomes more wooded especially south of Coggeshall. The valley floor has large settlements such as Braintree and Witham along industries centered on the river such as watermills. Many of these mills have been converted to tourist attractions but maintain original features.
- 2.2.4 The River Stour is one of the County's earliest navigable rivers forms most of the County boundary between Essex and Suffolk. Running in a southerly direction through a wide pastoral and wooded valley in the north of the District, the river is an important recreational asset and forms a key focal point throughout the valley and surrounding slopes.

2.3 Landscape Character

- 2.3.1 A large proportion of the rural area in Braintree District consists of distinctive and attractive landscapes, which derive their intrinsic quality from a combination of

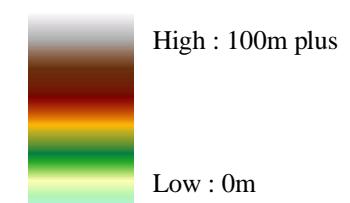


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KEY

Elevation (Indicative)



— Rivers

□ Settlements Within Study

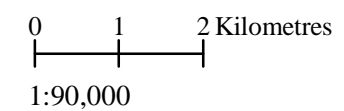


Figure 2
 Landform and Drainage

natural and cultural features including topography, vegetation cover, river systems and historic features.

- 2.3.2 The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment was undertaken to inform land use planning and land management decisions. The Study involved the combination of desk study research and field survey analysis that identified and mapped generic Landscape Types and geographically unique Landscape Character Areas at 1:25,000 scale.
- 2.3.3 Three different Landscape Character Types were identified in Braintree District: River Valley Landscapes, Farmland Plateau and Wooded Farmland Landscapes; all of which contribute to a varied landscape setting to settlements within the district.
- 2.3.4 The character of the landscape with Braintree district is predominantly elevated gently rolling Boulder Clay/Chalky Til plateau landscape, incised by shallow river valleys, which create subtle variety. Although the valleys are not prominent in terms height or steepness, they provide a distinct contrast to the flat or gently undulating landscape generally characteristic of the valley floor. The Valleys also give rise to variations in land use, such as traditional grazing pastures in the floodplain and arable cultivation on the drier slopes. Such variations contribute to the visual interest of the landscape setting to settlements within the District.
- 2.3.5 Many of District's settlements are multi-period in date and some have been occupied more or less continuously since the Late Iron Age or Roman period. However, they can be broken down into the following main period groupings:-
- The Roman towns fall into two groups; those founded on sites previously occupied in the Late Iron Age and those that appear to have been 'greenfield' sites. They are nearly all at important points on the communications network, and often take the form of ribbon development along a routeway with little planned internal layout.
 - The Saxon towns fall into two groups, those that were founded as *burhs* by Edward the Elder at the beginning of the 10th century and those that were monastic foundations. The Domesday Book shows that many of the medieval towns were thriving villages by the end of the Saxon period, although not necessarily urban in character.

- The medieval towns are mainly small market towns, but within that group there are variations on this theme. A number of medieval towns failed to develop in the later medieval and early post-medieval, and are now no more than villages, whilst others prospered and grew.

2.3.6 Essex is fortunate in the quality of its historic towns, particularly in regard to the built environment. Many still retain a definite 'historic' identity and show clearly the stages of their development through the centuries. The key stages in the evolution of Hatfield Peverel are illustrated on Figure 3.

2.3.7 The historic landscape setting to Halstead and the form and character of surrounding settlements in the District are strongly related, both having developed over many centuries in response to changing patterns of land use. A mixture of settlement sizes characterise the District from farmsteads to large sprawling settlements with modern extensions and industrial units and derelict water mills. Settlements are generally aligned along the river, with some clustering at crossing-places, as at Earls Colne, Halstead, Sible Hedingham and Great Yeldham. On the valley sides, traditional small settlements and isolated farmsteads with limited modern development occur. Church towers, traditional villages, farmsteads, barns and mills form distinctive features. Away from the larger settlements, there is an overall sense of tranquility, with a network of quiet rural lanes and public rights of way winding through the landscape.

2.3.8 The vernacular architecture of settlements present important features in the landscape, including timber frames, colour wash walls and thatched roofs found along the river valley floor as well as the top of the valley sides. Ancient churches within small settlements or isolated amongst farmlands are a key characteristic of the district. Halls are often associated with villages such as Black Notley, Bocking Churchstreet, Maplestead Hall and Twinstead Hall, contributing to the character and overall strong sense of place within the area. The villages and hall provide landmarks in the views across the farmland. However, in some cases, the integrity of vernacular buildings is diluted by more recent encroaching developments.

2.3.9 The woodlands are a strong and unifying characteristic in the District, with blocks of mature mixed and deciduous woodland (including areas of ancient and semi-natural woodland); copses, hedges and mature single trees. Visibility within the District is commonly influenced by a combination of topography and woodland

distribution. For example, views west of Halstead tend to be framed by the hedges and woodland, creating a mixture of enclosed and open views, with some distant channelled views to Halstead.

- 2.3.10 Trees, hedgerows and woodland make a significant and positive contribution to the appearance of the landscape in the strategy area. They help to break up extensive tracts of land into a more human scale, thus creating greater visual interest. They also provide valuable screening for new developments, allowing better integration with the existing landscape. This is particularly important in the open and plateau landscape, characteristic of many parts of the District.

3.0 HATFIELD PEVEREL

Introduction

This sections sets out an assessment of the sensitivities and value of the various landscape setting areas immediately surrounding the fringes of Hatfield Peverel. A total of two Settlement Fringe Analysis Plans have been prepared to help identify the key landscape, visual, heritage and ecological issues that are relevant to each Landscape Setting Area. The extent of each analysis plan is illustrated at Figure HP0: Settlement Fringe Analysis Overview Plan.

3.1 LANDSCAPE SETTING AREA HP1 (refer to Landscape Assessment Figure HP1)

3.1.1 Location

This landscape setting area abuts the northern edge of Hatfield Peverel, extending northwards from the settlement edge.

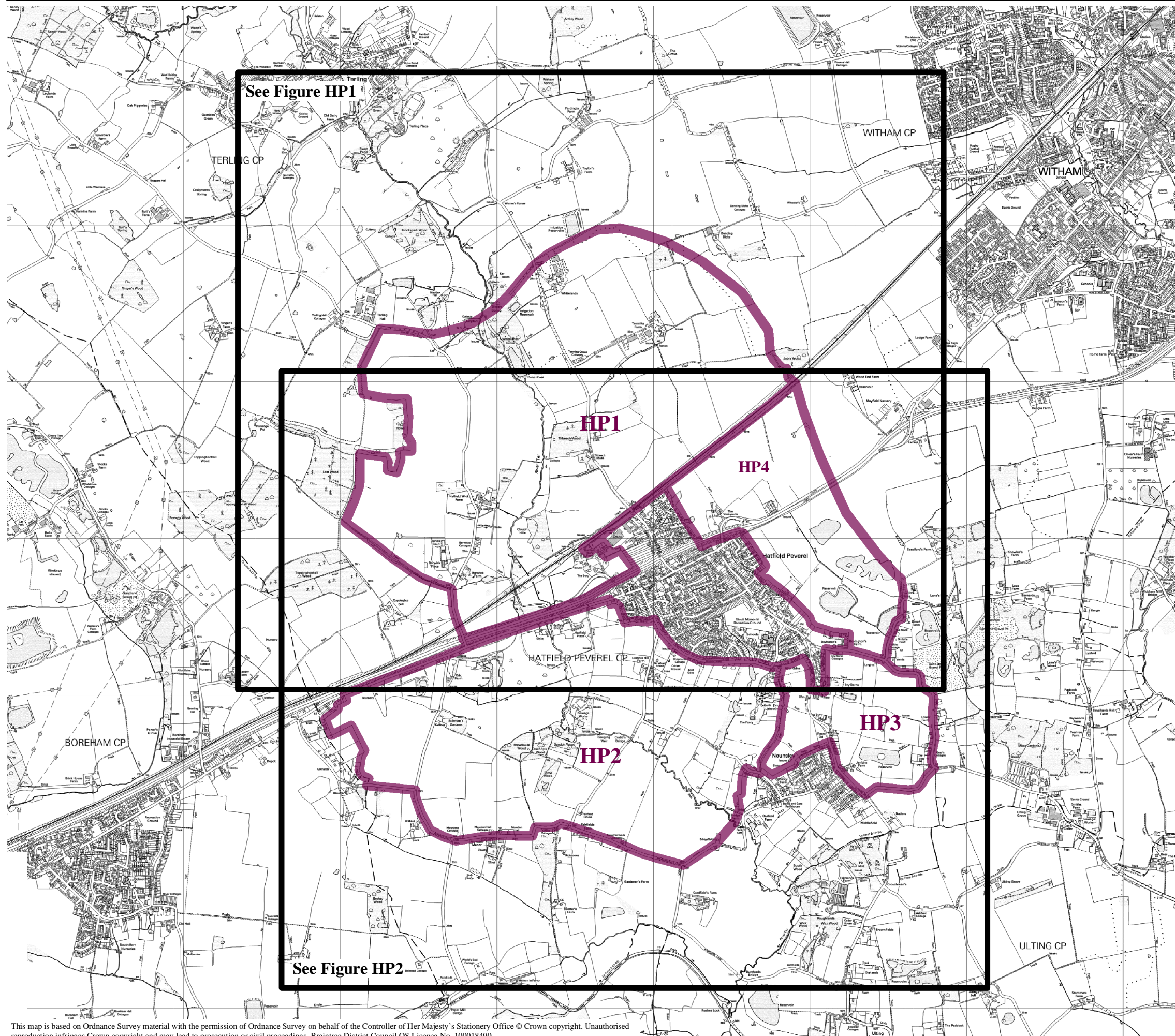
Landscape and Visual Baseline

3.1.2 Landform and Drainage

- Area occupies a relatively shallow valley, its sideslopes descending gently to the River Ter, which meanders through the area in a southerly direction, and passes to the west of the town;
- Several minor hill spurs on side of valley, forming gentle undulations within central parts of the area;
- The eastern side of the valley rises up to form a knoll on eastern edge of area at some 50m AOD;
- Numerous field streams draining to the River Ter;
- Two reservoirs in northern part, alongside river Ter;
- Scattered ponds and dams near farmsteads and within fields.

3.1.3 Land Use

- Predominantly arable farmland with pockets of pasture;
- Large areas of rough grassland, pasture and blocks of woodland, particularly along river corridor;



KEY

— Landscape Setting Areas (see Settlement Fringe Analysis Plans HP1-HP2)

0 0.5 1 Kilometres
1:25,000

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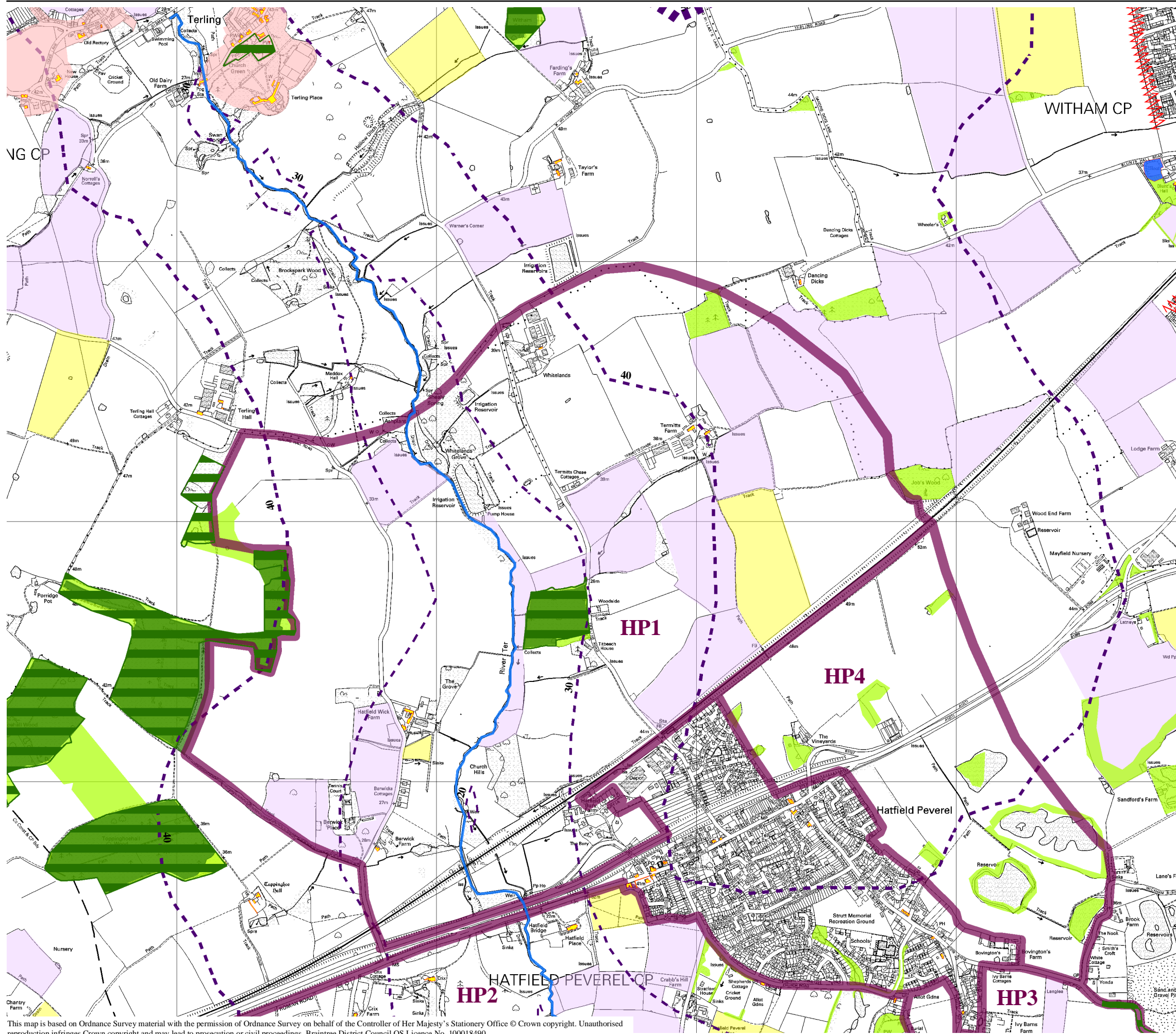
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BRAINTREE DISTRICT SETTLEMENT FRINGE LANDSCAPE CAPACITY ANALYSIS

NOVEMBER 2007

Figure HP0
Hatfield Peverel Settlement
Fringe Analysis Plan Overview



KEY

- Landmarks
- Contours (mAOD)
- Landscape Setting Areas
- Water Courses and Water Bodies
- Approximate Extent of Key Woodland Blocks and Tree Belts
- Ancient Woodland
- Pre-18th century enclosure
- 18th-19th century enclosure
- Sites of Special Scientific Interest
- County Wildlife Sites
- Listed Buildings
- Ancient Monuments
- Conservation Areas

0 250 500 Metres
1:15,000

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BRAINTREE DISTRICT SETTLEMENT FRINGE LANDSCAPE CAPACITY ANALYSIS

Figure HP1
Hatfield Peverel Settlement
Fringe Analysis Plan 1

- Large blocks of woodland throughout area, particularly in central, western and northern parts;
- Clusters of farmsteads and cottages along roads;
- Isolated farmsteads in eastern and southern parts;
- Railway through southern part of area;
- Two irrigation reservoirs in northern parts.

3.1.4 **Vegetation**

- Mosaic of medium to large-scale arable fields with some small pasture fields in south-western parts and alongside the Ter River;
- Substantial woodlands, including one ancient woodland on upper western slopes of river valley (Lost Wood) and one ancient woodland on lower eastern slopes (Titbeech Wood);
- Tree/shrub groups lining small field streams;
- Generally intact hedgerow structure, in varying condition and with some large mature trees along field boundaries throughout the area;
- Some loss of hedgerows within central and eastern parts;
- Several individual mature trees within arable and pasture fields in south-western parts;
- Strong structure of mature trees and shrubs lining Turling Hall Road, and within grounds of Berwick Place.
- Railway corridor and A12 are largely enclosed by robust tree structure along cuttings and embankments.

3.1.5 **Access**

- Provides a bridge to the countryside as access is provided by two public footpaths that pass over/under the railway and A12 and connect Turling Hall Road and Turling Road with the northern settlement fringe.

3.1.6 **Settlement Edge**

- Northern fringes of Hatfield Peverel mainly comprise modern detached and semi-detached houses, and are contained by the railway;
- A large industrial development, depot and car park alongside railway lies in central part of fringe;
- Isolated farmstead with cottages and wedge of farmland located between the railway and A12, west of the industrial development.

3.1.7 Visual Appraisal

- Settlement edges are generally enclosed in views from northern and western parts, due to its undulating landform combined with robust hedgerows and strong woodland structure;
- Views within much of the area comprise near to medium distance views of a well contained and wooded river valley landscape;
- Views in southern parts of area include open views of large buildings, a car park, a telecommunication mast within industrial site, railway infrastructure and overhead power lines;
- Partial views obtained from southern parts to modern and vernacular style detached houses within a group of houses between the railway and A12;
- Expansive views over river valley from western and eastern parts due to rising landform, large scale fields and some loss of hedgerows;
- Views to east of area partially enclosed and contained by sequences of woodland blocks along a gentle ridgeline; including a mature woodland block located on a prominent knoll near the railway;
- Views to west of area are well enclosed by several large blocks of mature woodland on upper slopes of valley.

Evaluation

3.1.8 Landscape Character Sensitivity

- Area has a medium to high sensitivity overall due to its strength of rural character, its contribution to the setting of the settlement, its patterns of semi-natural vegetation alongside river corridor, a fairly intact field enclosure pattern with some hedgerows in good condition, and substantial woodland blocks, which contribute to a generally unified and distinctive sense of place;
- A12 and railway reduce the sensitivity of the southern part of area due to substantial modifications to landform (cuttings and embankments) and reduced strength of rural character;
- The comprehensive network of quiet rural lanes that wind through the well-wooded landscape are sensitive to increased traffic flow, associated with new development;
- Sensitivity increased in south-western parts due to sequences of small-scale fields defined by robust hedgerows, mature woodland and patterns of semi-

natural vegetation along the river corridor, which contribute to a valuable setting to historic farmsteads within these parts;

- Industrial development within northern settlement fringe alongside railway and overhead powerlines strongly detract from the strength of rural character and contribute to a semi-rural or urban fringe character in places.

3.1.9 **Visual Sensitivity**

- Medium sensitivity overall due to its restricted visibility in the wider landscape as a result enclosure provided by landform and vegetation;
- Increased sensitivity in elevated western and eastern parts due to open skyline and relatively high visibility of elevated landform combined with large scale arable fields and some loss of hedgerow structure;
- Sensitivity increased within low-lying central and eastern parts by the sense of visual continuity along the river corridor including small pasture fields, mature copses of trees and occasional large woodland blocks;
- Several highly prominent visual detractors on the northern fringes of the settlement contribute to a reduced sensitivity in southern parts of the area. These include large buildings, car park and telecommunication mast within industrial site, pylons and overhead wires above railway, and overhead power lines within arable fields.

3.1.10 **Landscape Value**

Area includes two County Wildlife Sites: (i) Lost Wood and (ii) Titbeech Wood; both ancient woodlands. Other valued components of the landscape include:

- Western part of area designated as a Special Landscape Area;
- Numerous listed buildings within the area, including those at Berwick Farm, Hatfield Wick Farm, Whitelands and Termitts Farm;
- Fairly good access to the area with several public footpaths;
- Moderate to high sense of tranquillity and remoteness away from railway, roads and settlement edges.

3.1.11 Summary of HP1 Landscape Sensitivities and Value

Landscape Character Sensitivity	Visual Sensitivity	Landscape Value
Area has a medium to high sensitivity overall due to its strength of rural character, its contribution to the setting of the settlement, as well as patterns of semi-natural vegetation alongside river corridor, a fairly intact field enclosure pattern and substantial woodland blocks, which together contribute to a generally unified and distinctive sense of place.	Medium sensitivity overall due to enclosure from the wider landscape and several highly prominent visual detractors on the northern fringes of the settlement. Increased sensitivity in elevated western and eastern parts and along low-lying central parts along the river corridor.	Medium to high value due to County Wildlife Sites, public footpath network, listed buildings and moderate to high sense of tranquillity and remoteness.
Medium to high	Medium	Medium to high

3.2 LANDSCAPE SETTING AREA HP2 (refer to Landscape Assessment Figure HP2)

3.2.1 Location

This landscape setting area abuts the southern and south-western edges of Hatfield Peverel, and occupies part of the Ter river valley, extending south-westwards to Mowden Hall Lane.

Landscape and Visual Baseline

3.2.2 Landform and Drainage

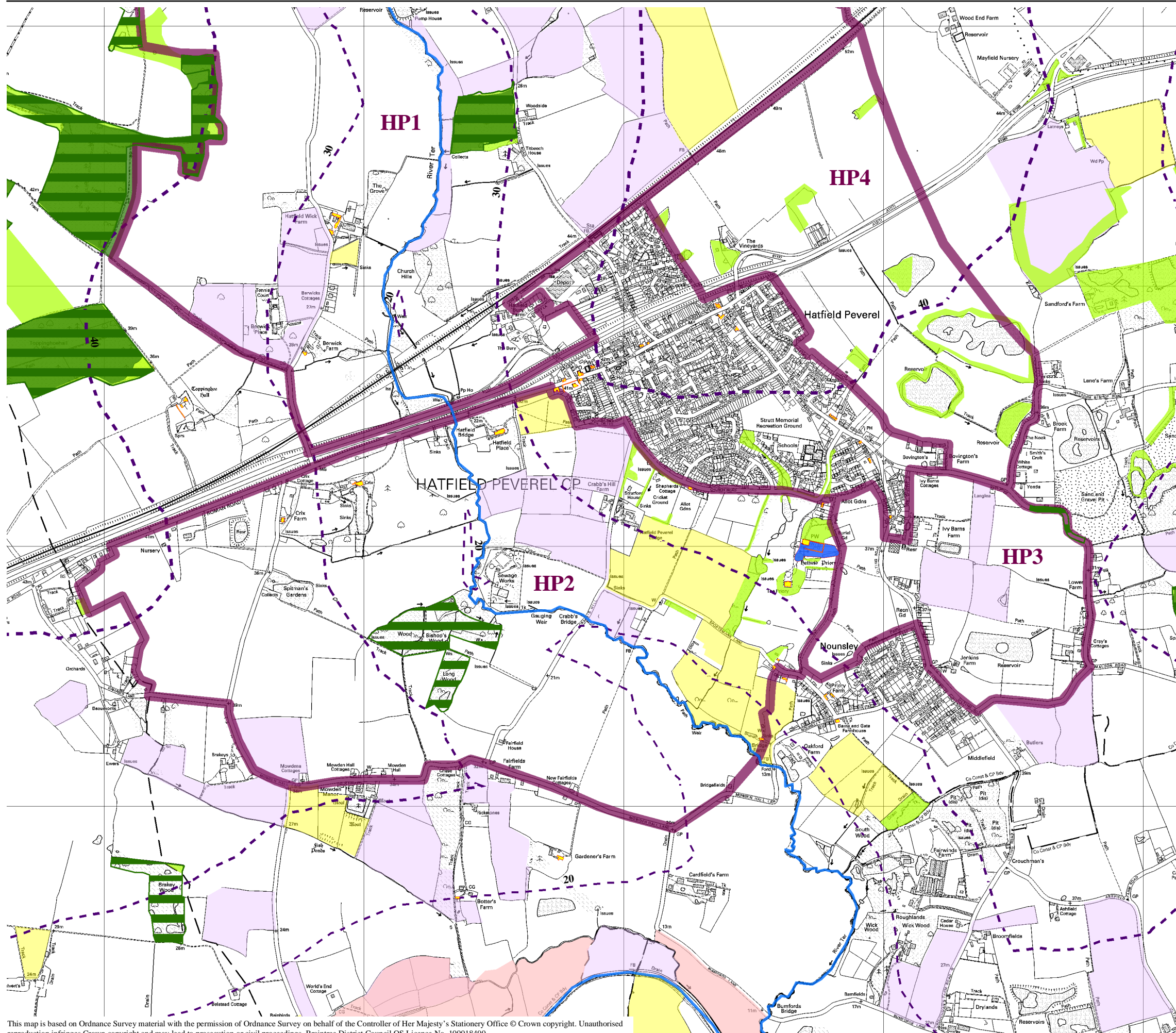
- Area occupies a shallow valley, its sideslopes gently descending towards the River Ter, which meanders through the centre of the area in a south-easterly direction;
- Far southwestern parts of area extend into a minor ridge of high land;
- Number of minor hill spurs on sides of valley form gentle undulations;
- Tributary stream, with a sequence of small ponds in eastern part of area, extends from southern settlement fringe in a southerly direction, draining into the River Ter;
- A number of small streams, ponds and drainage channels along some field boundaries;
- Reservoir in western part of area.

3.2.3 Land Uses

- Predominantly arable farmland with pockets of pasture in northern parts;
- Large blocks and copses of woodland, particularly along river corridor;
- Sewage works located at a bend of the River Ter in central part;
- Historic Hatfield Priory and surrounds in north-eastern part, near the settlement fringe;
- Allotments gardens and cricket ground in eastern part, near settlement fringe;
- Clusters of farmsteads and cottages along roads;
- Nursery in north-western part, along The Street.

3.2.4 Vegetation

- Predominantly medium to large arable fields, with some small pasture fields in northern parts;



KEY

- Landmarks
- Contours (mAOD)
- Landscape Setting Areas
- Water Courses and Water Bodies
- Approximate Extent of Key Woodland Blocks and Tree Belts
- Ancient Woodland
- Pre-18th century enclosure
- 18th-19th century enclosure
- Sites of Special Scientific Interest
- County Wildlife Sites
- Listed Buildings
- Ancient Monuments
- Conservation Areas

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NOVEMBER 2007

BRAINTREE DISTRICT SETTLEMENT FRINGE LANDSCAPE CAPACITY ANALYSIS

Figure HP2
Hatfield Peverel Settlement
Fringe Analysis Plan 2

- Mature blocks and copses of woodland lining river;
- Robust hedgerows and intermittent groups of trees and shrubs lining most parts of settlement fringe; reinforced by trees and hedgerows in adjacent fields;
- Sequence of small pasture fields in eastern parts, enclosed by woodland and scattered tree belts, with several isolated mature trees alongside the river corridor;
- Scattered blocks and belts of woodland throughout the area;
- Strong structure of mature trees and shrubs lining Crabb's Hill road and within grounds of isolated farmsteads;
- A12 is largely enclosed by well-treed cuttings and embankments.
- Large block of mature woodland in central part;
- Robust, species-rich hedgerows along eastern boundary, enclosing Hatfield Priory;
- Robust belt of trees and shrubs along southern edge of Church Road.

3.2.5 Access

- Area provides a bridge to the countryside via numerous footpaths that connect to Mowden Hall Lane, Crabb's Hill and the southern settlement fringes of Hatfield Peverel, including routes through farmland, woodland and alongside the Ter River valley.

3.2.6 Settlement Edge

- Settlement fringes comprise mainly modern detached and semi-detached houses with some vernacular style detached houses and farmsteads, forming a well-defined and abrupt edge;
- Central part of settlement fringe defined by Church Road that runs along outer edge of settlement;
- Mature trees/shrubs lining tributary stream and sequence of ponds extends into eastern part of settlement fringe, forming a wedge of open space that connects to the recreational grounds in the settlement centre;
- Allotments and sporting field lie in central section of settlement fringe forming protrusions of open space;
- Historic hall and its grounds near central part of edge.

3.2.7 **Visual Appraisal**

- Summer views towards the settlement edge from extensive tracts of land to the south and southwest of the River Ter, typically comprising partial glimpses of houses seen through gaps in the trees on the well-vegetated north-eastern slopes of the Ter Valley. This intervening vegetation includes mature blocks of woodland, copses of trees/shrubs along river, and robust hedgerows that enclose the mosaic of small-medium scale pasture and arable fields along the settlement edge;
- Views are more enclosed in northern parts, due to small scale fields with robust hedgerow structure and copses of mature trees along settlement edges;
- Southern elevated parts of river valley sides are highly prominent in views within the area;
- Generally good intervisibility within southern parts of area, with partial views to vernacular style detached houses at Nounsley to the east;
- Channelled views from elevated southern parts to The Priory; a striking Georgian villa south of historic Hatfield Priory;
- Views of sports ground and allotments are well enclosed by a strong structure of peripheral trees and shrubs;
- Panoramic southerly views towards rolling pasture and arable farmlands and well-wooded upper slopes surrounding the village of Little Baddow to the south-west.

Evaluation

3.2.8 **Landscape Character Sensitivity**

- Medium to high sensitivity overall due to its strength of rural character, its strong contribution to the setting of the settlement, its good structure of riparian vegetation, semi-natural and ancient woodland, strongly intact hedgerow structure in northern parts, scattered historic farmsteads and isolated manors accessed by a network of quiet rural lanes and byways, contributing to an strong sense of unity and tranquillity;
- Area provides a strong contribution to the setting of historic Hatfield Priory;
- Area contributes to the visual and physical separation between Hatfield Peverel and Nounsley;

- Small-scale pasture fields defined by hedgerows and hedgerow trees to the north of the River Ter provide good enclosure to the settlement edge;
- Concentration of 18th and 18th–19th century field enclosures to north of River Ter and one ancient woodland block add a sense of time-depth to the area;
- Sensitivity within southern parts reduced slightly by substantial loss of historic field enclosures, particularly between Mowden Hall Lane and the River Ter.

3.2.9 **Visual Sensitivity**

- Settlement edge of Hatfield Peverel is softened and substantially enclosed by riparian vegetation and by robust hedgerows and intermittent groups of trees and shrubs lining most parts of settlement fringe;
- Medium to high sensitivity overall for land north-east of River Ter due to enclosure provided by woodlands, trees and hedgerows in these parts, but with sensitivity to south-west of river where land is more open;
- Views of landmark historic buildings within the area and along settlement edge.
- Well-vegetated skyline in most parts of the area, formed by mature copses of trees/shrubs lining river, scattered blocks and belts of woodland and hedgerow trees.

3.2.10 **Landscape Value**

The setting area is designated as a Special Landscape Area and includes two adjoining ancient woodlands (Bishop's Wood and Long Wood), whose locally important status is evident from their County Wildlife Site designations. Other valued components of the landscape include:

- Historic Hatfield Priory, including a listed building and wealth of ancient monuments;
- Scattered listed buildings within the area, including Hatfield Place, buildings at Crix Farm and buildings on the fringes of Hatfield Peverel and Nounsley;
- Comprehensive footpath network, including routes along the river valley;
- Strong sense of tranquillity and remoteness away from roads and settlement edge.

3.2.11 Summary of HP2 Landscape Sensitivities and Value

Landscape Character Sensitivity	Visual Sensitivity	Landscape Value
Medium to high sensitivity overall due to its strength of rural character, its strong contribution to the setting of the settlement, its good structure of riparian vegetation, semi-natural and ancient woodland, strongly intact hedgerow structure in northern parts, scattered historic farmsteads and isolated manors accessed by a network of quiet rural lanes and byways, contributing to an strong sense of unity and tranquillity.	Medium to high sensitivity overall for land north-east of River Ter due to enclosure provided by woodlands, trees and hedgerows in these parts, but with sensitivity to south-west of river where land is more open.	Medium to high value due to County Wildlife Sites, wealth of listed buildings and ancient monuments, public footpath network, and a strong sense of tranquillity and remoteness.
Medium to high	Medium	Medium to high

3.3 LANDSCAPE SETTING AREA HP3 (refer to Landscape Assessment Figure HP2)

3.3.1 Location

This landscape setting area abuts the south-eastern edge of Hatfield Peverel and extends south-westwards to Nounsley and Maldon Road.

Landscape and Visual Baseline

3.3.2 Landform and Drainage

- Gently undulating landscape, sloping slightly to the south-east along the line of a field stream that passes through centre of area;
- Large reservoirs in southern parts;
- Small number of scattered ponds throughout farmland.

3.3.3 Land Use

- Mixture of rough grassland with small pasture fields used mainly for grazing horses; but predominantly arable farmland west of Ulting Road and one large arable field in north-eastern corner of area;
- Clusters of farmsteads and cottages along roads;
- Allotment gardens and burial ground in north-western pocket;
- Large reservoir in southern part;
- Row of detached houses along Ulting Road;
- Cluster of large-scale of farm buildings and sheds associated with Ivy Barns Farm in northern part.

3.3.4 Vegetation

- Small to medium-scale pasture fields and rough grassland in central parts;
- One large arable field in north-eastern corner;
- Sequence of small to medium-scale arable fields in western part;
- Robust and species-rich hedgerow along western boundary enclosing Hatfield Priory;
- Fairly strong structure of trees/shrubs lining the field stream and large reservoir;
- Generally a fragmented and poorly managed hedgerow structure with loss of hedgerows within western and southern parts;
- Tree belts lining Maldon Lane.

3.3.5 Access

- Provides access between the southern settlement fringe and Nounsley via a number of public footpaths, which connect to Ulting Road and Maldon Road, across farmland and alongside Hatfield Priory.

3.3.6 Settlement Edge

- Southern settlement fringes mainly comprise modern detached and semi-detached houses. In most parts, the edge is generally abrupt and linear, with little peripheral vegetation;
- Clusters of large-scale farm buildings associated with Ivy Barns Farm;
- Historic Hatfield Priory and adjacent grounds located near north-western boundary.

3.3.7 Visual Appraisal

- Open views to modern brick detached and semi-detached houses obtained from western parts due to scarcity of trees and shrubs within allotment gardens and along settlement edge;
- Partial views to large-scale greenhouses and sheds within Ivy Barns Farm;
- Partial views to modern, brick detached house, obtained over clipped hedgerows and intermittent hedgerow trees, lining the settlement edge of Nounsley;
- Area is well-enclosed from a wider landscape by local vegetation and landform;
- Views within the area are generally well-contained by buildings, tree belts and robust hedgerows;
- Hatfield Priory and landscape setting area HP2 is well-enclosed from the area by a robust and species-rich hedgerow along western boundary;
- Little intervisibility between eastern and western parts of area due to houses along Ulting Road, and associated rear garden hedgerows and trees/shrubs;
- Little intervisibility with landscape setting area HP4 due fairly flat landform combined with the screening effect of intervening robust hedgerows and trees/shrub structure along Mowden Road;
- Long distance skyline views to wooded hilltops of Chelmer river valley to south-west.

Evaluation

3.3.8 **Landscape Character Sensitivity**

- Medium to high sensitivity overall due to contribution of area to physical and visual separation between Hatfield Peverel and Nounsley and to rural setting of Hatfield Priory;
- Sensitivity of central and northern parts reduced by poorly integrated settlement edges and urban fringe land uses, including large-scale industrial sheds, some ribbon development and fragmented hedgerows;
- Area provides only a moderate contribution to wider landscape on account of its enclosure provided by peripheral settlement edges and vegetation structure;
- Increased sensitivity in northern parts due to sense of historic integrity, resulting from with sequence of pre-18th century field enclosures defined by mostly intact hedgerows.

3.3.9 **Visual Sensitivity**

- Medium visual sensitivity overall as houses along settlement fringes of Hatfield Peverel and Nounsley are visible in open and partial views from many parts of area, including Ulting Road, Mowden Road, and network of public footpaths;
- Increased sensitivity within western parts, which are visible in distant views from the upper slopes of the Chelmer Valley to the southwest.

3.3.10 **Landscape Value**

Although the setting area includes no nationally designated landscapes or features, it is designated as a Special Landscape Area. Valued components of the landscape include:

- Good access to the area with a number of well-used public footpaths;
- Listed buildings along southern settlement fringe of Hatfield Peverel, but these are generally enclosed by other buildings;
- Close proximity to Hatfield Priory with its listed building and ancient monument designations, but these lie in Landscape Setting Area HP2 and are enclosed from view by a robust structure of trees and shrubs.

3.3.11 Summary of HP3 Landscape Sensitivities and Value

Landscape Character Sensitivity	Visual Sensitivity	Landscape Value
Medium to high sensitivity overall due to contribution of area to physical and visual separation between Hatfield Peverel and Nounsley and to rural setting of Hatfield Priory.	Medium visual sensitivity overall as houses along settlement fringes of Hatfield Peverel and Nounsley are visible in open and partial views from many parts of area, including Ulting Road, Mowden Road, and from network of public footpaths.	Medium value due to well-used public footpaths but with some listed buildings along Hatfield Peverel settlement fringes and proximity to Hatfield Priory and its surrounds.
Medium to high	Medium	Medium

3.4 LANDSCAPE SETTING AREA HP4 (refer to Landscape Assessment Figure HP1)

3.4.1 Location

This landscape setting area abuts the eastern edge of Hatfield Peverel, and extends eastwards towards Sandford's Farm and north-eastwards towards a ridge of high land.

Landscape and Visual Baseline

3.4.2 Landform and Drainage

- Land comprises gently sloping land that descends in a southerly direction from a knoll centred on the railway at some 50m AOD;
- Small ridgeline along eastern boundary;
- Southern parts of area contain two reservoirs;
- Small number of scattered ponds throughout farmland, north of A12, and one small lake south of A12.

3.4.3 Land Use

- Predominantly arable farmland with pockets of rough grassland in south-western parts along the settlement fringe;
- Several large artificial lakes and reservoirs in southern parts;
- A12 crosses central part of area in a north-easterly direction from the settlement fringe;
- Scattered farmsteads along roads, in close proximity to settlement fringe;
- Clusters of cottages along Wickham Bishop Road, along south-eastern boundary;
- London to Colchester railway defines northern edge of area.

3.4.4 Vegetation

- Generally fragmented hedgerow structure with substantial loss of hedgerows in northern and southern parts;
- Some reinstated hedgerows within central parts;
- Varied structure of vegetation lining edge to settlement, including clipped garden hedges, mature trees within rear gardens, and some unmanaged hedgerows;
- Robust tree belt lining pathway in central part, parallel to settlement edge;

- Generally good structure of trees/shrubs enclosing western parts of the A12; especially lining embankments of the A12 slip-roads;
- Intermittent small trees and shrubs lining A12 within eastern parts;
- Lakes and reservoirs lined with trees and shrubs;

3.4.5 Access

- Access limited to two public footpaths that provide a bridge to the countryside from eastern settlement fringes;
- Footpath network between northern and southern parts is obstructed by the A12; with access limited to the vehicular/pedestrian bridge in eastern part of area.

3.4.6 Settlement Edge

- Mixture of modern and vernacular style semi-detached and detached houses along most parts of the settlement fringe, forming an abrupt, linear edge;
- Farmstead with clusters of farm sheds and silo in southern part of settlement fringe along Maldon Road;

3.4.7 Visual Appraisal

- Partial views to tiled roofs and upper facades of modern brick and vernacular style semi-detached and detached houses within settlement;
- A combination of rear garden fencing, hedges, and mature garden trees/shrubs help soften and integrate the settlement edge into the landscape;
- Intervisibility between northern and southern parts along settlement fringe is very limited by well-vegetated cuttings and embankments alongside A12;
- Views to settlement fringe from eastern parts are largely interrupted by a robust tree belt along pathway in central part, and by trees/shrubs lining lakes and reservoirs.

Evaluation

3.4.8 Landscape Character Sensitivity

- Area has medium sensitivity overall due to moderate strength of rural character, its lack of distinctiveness along settlement edge, generally poor representation of semi-natural habitat, and largely fragmented hedgerow structure with substantial loss of historic field enclosures;

- Area provides a moderate contribution to the rural setting to eastern Hatfield Peverel and only a moderate contribution to wider landscape on account of the enclosure provided by landform and peripheral vegetation;
- Eastern settlement edges of Hatfield Peverel are fairly well integrated into the local landscape through a varied structure of planting along the settlement fringe;
- Overall sensitivity is reduced by influence of A12, which cuts through the area and introduces movement and noise within the landscape.

3.4.9 **Visual Sensitivity**

- Medium visual sensitivity overall, as houses along settlement fringes are visible in open and partial views from many parts of area and the area is generally not prominent in views from the wider landscape due to the enclosure provided by ridgelines that descend from knoll in north-eastern corner, and by tree belts, peripheral woodlands and remnant tree/hedgerows in the fields;
- Increased sensitivity along southern parts of settlement fringe due to a good structure of planting along the settlement, providing good enclosure to views of houses;
- Increased sensitivity in northern parts, especially where landform rises to a knoll centred on the railway and large-scale fields contribute to a visually prominent pocket of land in north-eastern corner; which is a highpoint between Hatfield Peverel and Witham, and can be seen from a wider landscape;
- Northern parts of area may be seen in the context of open and partial views of existing built development on settlement edge to the west and are partially enclosed by adjacent railway and A12 corridor.

3.4.10 **Landscape Value**

Although the setting area includes no nationally designated landscapes or features, it is designated as a Special Landscape Area. Valued components of the landscape include:

- Fairly good access from the town by two public footpaths;
- Moderate sense of tranquillity in southern parts, away from roads and settlement edges.

3.4.11 Summary HP4 of Landscape Sensitivities and Value

Landscape Character Sensitivity	Visual Sensitivity	Landscape Value
Medium sensitivity overall due to moderate strength of rural character, its lack of distinctiveness along settlement edge, generally poor representation of semi-natural habitat, and largely fragmented hedgerow structure with substantial loss of historic field enclosures;	Medium visual sensitivity overall, as houses along settlement fringes are visible in open and partial views from many parts of area and the area is generally not prominent in views from the wider landscape due to the enclosure provided by ridgelines that descend from knoll in north-eastern corner, and by tree belts, peripheral woodlands and remnant tree/hedgerows in the fields.	Medium sensitivity due to public footpath network and moderate sense of tranquillity in southern parts, away from roads and settlement edges.
Medium	Medium	Medium

4.0 LANDSCAPE CAPACITY EVALUATION

- 4.1 Landscape capacity refers to the degree to which a particular landscape is able to accommodate change without significant effects on its character. Reaching conclusions about capacity means making a judgement about whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (related to *landscape character sensitivity*), or the way that it is perceived (related to *visual sensitivity*), and without compromising the values attached to it (related to *landscape value*). Landscape capacity is the function of landscape character sensitivity, plus visual sensitivity, plus landscape value.
- 4.2 This section of the report considers the capacity of each Landscape Setting Area to accommodate a settlement extension.
- 4.3 The levels of landscape character sensitivity, visual sensitivity and landscape value for each Landscape Setting Area, as identified in Section 3.0, are set out in Table 4.1 below. The level of landscape capacity for each of these Landscape Setting Areas is also identified in this table using the matrices provided in Appendix A: Methodology for Judging Landscape Capacity.

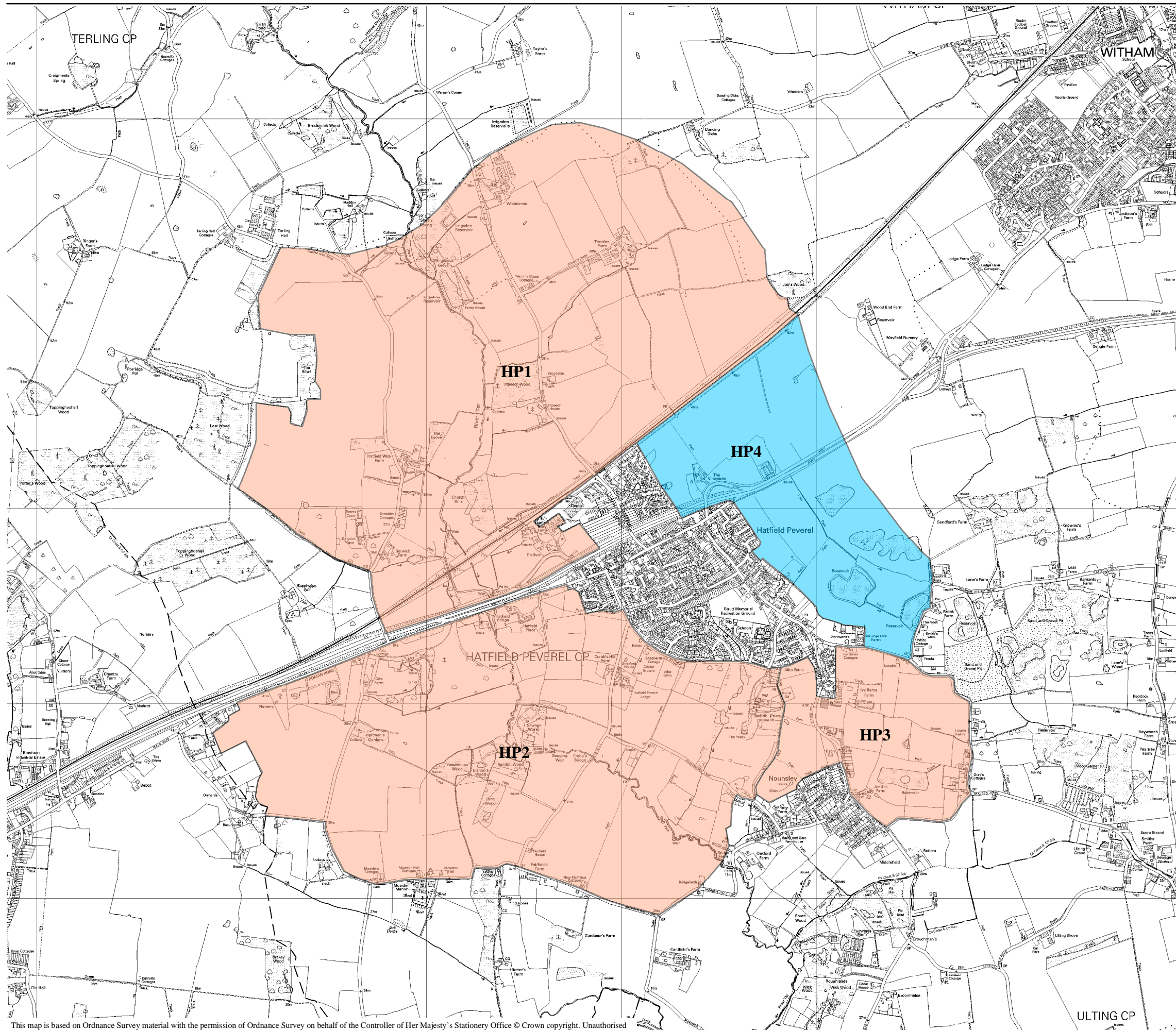
Table 4.1: Schedule of Landscape Sensitivities, Landscape Value and Landscape Capacity.

Landscape Setting Area	Landscape Character Sensitivity	Visual Sensitivity	Landscape Value	Landscape Capacity
HP1	Medium to high	Medium	Medium to high	Low to medium
HP2	Medium to high	Medium	Medium to high	Low to medium
HP3	Medium to high	Medium	Medium	Low to medium
HP4	Medium	Medium	Medium	Medium

- 4.4 Three of the Landscape Setting Areas around Hatfield Peverel have a ‘Low to Medium’ landscape capacity and one has a ‘Medium’ capacity as set out in Table

4.1 and illustrated on Figure HP3: Landscape Capacity Evaluation Plan. These capacity levels are indicators of the likely amount of change, in terms of built development, which a particular landscape setting area can accommodate without having unacceptable adverse effects on the character of a landscape, or the way that is perceived, and without compromising the values attached to it.

- 4.5 Landscape capacity is a complex issue and it may be possible that a certain amount of appropriately located and well-designed built development may be quite acceptable even in a moderately sensitive and highly valued landscape. Potential opportunities for incorporating new built development around Hatfield Peverel are limited. However, there might be opportunities for any necessary residential or employment development to be accommodated subject to more detailed survey and analysis e.g. along the eastern edges of the settlement, or along the western edge of the settlement but north of the A12, providing that robust belts of trees and shrubs are provided to help integrate any expanded settlement into the local landscape.
- 4.6 These potential opportunities would need to be verified through a more detailed assessment of the setting areas. New tree/shrub belts should be particularly robust if land is to accommodate new employment development. Any development in these setting areas would need to be consistent with the form and scale of the existing settlement fringe.
- 4.7 Opportunities for helping accommodate built development within landscape setting areas also include enhancing local hedgerow structures, providing additional tree/shrub planting to help soften the appearance of some fringes of the settlement and building in local vernacular style. Opportunities should also be taken to develop landscape recreational corridors alongside the River Ter, which passes through Landscape Setting Areas HP1 and HP2.



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KEY

Landscape Capacity

- Low Capacity
- Low-Medium Capacity
- Medium Capacity
- Medium-High Capacity

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Figure HP3
Hatfield Peverel Settlement
Landscape Capacity Evaluation Plan

5.0 CONCLUSIONS

- 5.1 In accordance with the purpose and objectives of the study set out in the introduction to this report, the principal application of this landscape capacity study is to assist Braintree District Council in identifying a broad strategy for housing and employment development in the District and in directing this development to areas of higher landscape capacity.
- 5.2 The landscape capacity appraisal, which has been based on the findings of the landscape sensitivity and landscape value analysis, has identified a range of Landscape Setting Areas that could accommodate varying degrees of change in the form of new built development. Areas with low to medium landscape capacity or above could, in landscape and visual terms, accommodate some level of new development without significant adverse effects on the character of the landscape, providing that appropriate design and mitigation measures are put in place. Any such new development would need to be in scale with the existing settlement. This new development would need to respect the character and sensitivities of adjacent landscapes as well as the character, setting and form of the existing settlement fringe.
- 5.3 It should be noted that levels of landscape capacity may not be uniform across any one landscape setting area. Where capacity for development within any one landscape setting areas varies, proposals would need to respond to site-specific constraints. In such cases, development proposals should respond to the inherent landscape sensitivity of the setting area and take account of both its setting and potential impacts on the surrounding landscape.
- 5.4 Setting areas with low to medium, or even low, landscape capacity may contain locations that are suitable in landscape and visual terms, for limited development (e.g. minor settlement extensions). The landscapes are typically small in scale and have, at least, a moderate amount of visual enclosure.
- 5.5 It is recommended that development briefs should be prepared for all sites that are identified in the Core Strategy as having capacity for development. These briefs should take account of the setting area appraisals, identifying:-

- Landscape features or characteristics that give an area its special identity and local distinctiveness;
- Measures to protect and enhance the character of adjacent landscape setting areas, particularly high sensitivity landscapes;
- Measures to protect or enhance these landscape features and characteristics.

5.6 These landscape sensitivities and landscape values identified in the above assessments should inform the land use distribution and masterplanning process, so as to reinforce local landscape distinctiveness, minimise landscape impacts and build, in a consistent form, on the existing settlement pattern. In particular, they should inform the evolution of the development proposals and preparation of strategic landscape strategies so that they provide:

- A landscape strategy which is consistent with local landscape character, taking into account identified landscape sensitivities.
- A land use strategy and built form, which is characteristic of, and compatible with the existing settlement pattern, where appropriate.
- Proposals which avoid landscape and visual impacts on surrounding landscape setting areas or the setting to the District's landscape and heritage assets, and
- Development proposals which have regard for the setting of, and separation between, existing settlements.

5.7 Finally, reference should be made to the land management guidelines identified in the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment. These management guidelines are prescriptive in nature and respond to local landscape character. They provide a robust basis for detailed landscape proposals, which should be prepared to accompany any new development proposals.

APPENDIX A
METHODOLOGY FOR JUDGING LANDSCAPE CAPACITY

METHODOLOGY FOR JUDGING LANDSCAPE CAPACITY

A1.0 Methodology for Judging Landscape Capacity

Landscape capacity to accommodate the proposed change is a function of landscape character sensitivity, plus visual sensitivity, plus landscape value. Reaching conclusions about capacity means making a judgement about whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (related to *landscape character sensitivity*), or the way that it is perceived (related to *visual sensitivity*), and without compromising the values attached to it (related to *landscape value*).

A1.1 Landscape Character Sensitivity

Landscape sensitivity is defined as '*the extent to which a landscape type or area can accept change of a particular type and scale without unacceptable adverse effects on its character*'. (Landscape Institute and Institute of Environmental Management and Assessment 2002). It is based on judgements about the sensitivity of aspects most likely to be affected:

Natural factors – extent and pattern of semi-natural habitat

Cultural factors – land use, enclosure pattern

Landscape condition – representation of typical character

Aesthetic factors – e.g. scale, enclosure, pattern form/line, movement

The sensitivities of the landscapes have been assessed using the following five-point scale and corresponding definitions: -

Table A1: Landscape Character Sensitivity Definitions

Landscape Character Sensitivity	Definition
Low	A landscape or landscape features of low sensitivity potentially tolerant of substantial change. This landscape is likely to have moderate to low levels of semi-natural vegetation and/or historic integrity, and few intrinsic landscape/townscape qualities. The loss or alteration of these qualities/features is likely to have only limited effects on the distinctiveness of the settlement's landscape setting. There is significant scope for enhancement of these landscape

Landscape Character Sensitivity	Definition
	qualities/features through good design and layout of development schemes. (e.g. developed or derelict landscape setting where new development could be accommodated without adversely affecting character).
Low to medium	Between low and medium
Medium	A landscape or landscape features of moderate sensitivity reasonably tolerant of change. This landscape is likely to have moderate levels of semi-natural vegetation and/or mixed historic integrity, and some intrinsic landscape/townscape qualities. The loss or alteration of these qualities/features is likely to partially erode the distinctiveness of the settlement's landscape setting. These landscape qualities/features are considered desirable to safeguard from development through sensitive location, design and layout.
Medium to high	Between medium and high
High	A landscape or landscape feature of particularly distinctive character susceptible to relatively small change. This landscape is likely to have high levels of semi-natural vegetation and/or strong historic integrity and thus low re-creatability, and many intrinsic landscape qualities. The loss or alteration of these qualities/features is likely to significantly erode the distinctiveness of the settlement's landscape setting. Those landscape qualities/features that are considered desirable to safeguard from development. (e.g. rural landscape with few uncharacteristic or detracting man-made features where new development could not be accommodated without adversely affecting character).

A1.2 Landscape Value

Landscape value is concerned with the relative value that is attached to different landscapes. In a policy context the usual basis for recognising certain highly valued landscapes is through the application of a local or national designation. Yet a landscape may be valued by different communities of interest for many different reasons without formal designation, recognising, for example, perceptual aspects such as scenic beauty, tranquillity or wildness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally. In the context of this study a professional judgement has been made on the value of the landscape within the setting of a zone, giving consideration to, for example, sites or areas designated for their landscape value.

Designations which are most relevant to this study are those which are related to protection of landscape or buildings partially or wholly for their contribution to the landscape. There are no national or regional designations in the study area. However, locally designated landscape or features include Sites of Special Scientific Interest, Conservation Areas, and Listed Buildings. Other designations, which are important components of the landscape and contribute towards landscape value, but are not protected for their contribution to the landscape, include nature conservations sites (e.g. ancient woodland) and ancient monuments.

As part of the judgement of landscape value lies in the views of communities of interest, and obtaining these views is not part of this study, in all cases landscape value is evaluated as medium unless there is an obvious reason to give a higher or lower value (e.g. elevate because of a landscape designation, or lower because of a high degree of disturbance and degradation). An indicator of higher landscape value is the extent of public rights of way within any particular landscape. The value of the landscapes has been assessed using the following five-point scale and corresponding definitions: -

Table A2: Landscape Value Definitions

Landscape Value	Definition
Low	No relevant designations. Degraded or possibly derelict landscape.
Low to medium	Between low and medium
Medium	All landscapes unless there is an obvious reason to give a higher or lower value. The zone lies within, or within the setting of, a relevant local designation but it is not considered that development would adversely affect it.
Medium to high	Between medium and high.
High	The zone lies within, or within the setting of, a relevant local designation and it is considered that development would adversely affect it.

A1.3 Visual Sensitivity

Visual sensitivity is based on the nature of change proposed and its interaction with visual aspects of the landscape. It is based on:

Nature of potential change – considering factors such as height, massing, colour, movement and how it would blend in with or contrast with other elements in its

setting. In the case of this study professional experience is used to judge what the nature of an urban extension might be.

General visibility of potential development within the zone – considering influences of enclosing or screening elements such as landform, hedgerows, trees, woodlands, and built development.

Population – numbers and types of views. The sensitivity of visual receptors (or viewers) is dependent on the location and context of the viewpoint and viewing opportunities, the occupation/pastime of the receptor and the importance of the view.

Sensitivity of view:

- Low – Viewers with a passing interest in their surroundings, e.g. motorists.
- Medium – Viewers with a moderate interest in their surroundings, e.g. users of recreation facilities.
- High – Viewers with proprietary interest and prolonged viewing opportunities, e.g. a residential property of users of public footpaths.

Visual sensitivity has been assessed using the following five-point scale and corresponding definitions: -

Table A3: Visual Sensitivity Definitions

Visual Sensitivity	Definition
Low	Nature of potential change – unobtrusive in the context of its setting General visibility of the potential development – enclosed, screened. Only visible from short distances. Population – Seen by few viewers, or predominantly by viewers with a passing interest in their surroundings, e.g. motorists
Low to medium	Between low and medium
Medium	Nature of potential change – moderately obtrusive in the context of its setting General visibility of the potential development – visible but partially enclosed or screened. Not visible from long distances. Population – seen by a moderate number of viewers. Seen by viewers of medium or lower sensitivity.
Medium to high	Between medium and high
High	Nature of potential change – highly obtrusive in the context

Visual Sensitivity	Definition
	of its setting General visibility of the potential development – highly visible due to the open, exposed nature of the surroundings. Might be visible from long distances. Population – seen by a large number of viewers. Seen predominantly by viewers of high or lower sensitivity.

A1.4 Defining Landscape Capacity

Information produced from the field survey is used to make transparent judgements about the sensitivity and indicative capacity of each Landscape Setting Area to accommodate new built development.

Reaching conclusions about capacity means making a judgement about whether the amount of change proposed can be accommodated without having unacceptable adverse effects on the character of the landscape (related to landscape character sensitivity), or the way that it is perceived (related to visual sensitivity), and without compromising the values attached to it (related to landscape value).

In order to identify the indicative capacity of each Landscape Setting Area to accommodate new built development, the overall sensitivity of each Landscape Setting Area has initially been determined by integrating landscape character sensitivity and visual sensitivity in accordance with the matrix set out in Table A4 overleaf.

The overall capacity of a Landscape Setting Area to accommodate new built development has been determined by integrating overall landscape sensitivity and landscape value in accordance with using the matrix set out in Table A5 overleaf.

Table A4: Combining Landscape Character Sensitivity and Visual Sensitivity to give Overall Landscape Sensitivity

Landscape Character Sensitivity	High	High	High	High	High	High
	Medium to High	Medium to High	Medium to High	Medium to High	Medium to High	High
	Medium	Medium	Medium	Medium	Medium to High	High
	Low to Medium	Low to Medium	Low to Medium	Medium	Medium to High	High
	Low	Low	Low to Medium	Medium	Medium to High	High
		Low	Low to Medium	Medium	Medium to High	High
Visual Sensitivity						

Table A5: Combining Overall Landscape Sensitivity and Landscape Value to give Landscape Capacity

Overall Landscape Sensitivity	High	Medium	Low to Medium	Low	Low	Low
	Medium to High	Medium	Low to Medium	Low to Medium	Low to Medium	Low
	Medium	Medium	Medium	Medium	Low to Medium	Low
	Low to Medium	Medium to High	Medium to High	Medium	Low to Medium	Low to Medium
	Low	High	Medium to High	Medium	Medium	Medium
		Low	Low to Medium	Medium	Medium to High	High
Landscape Value						

APPENDIX B
FIELD SURVEY SHEET

Local Landscape Setting name	
Date/ Time/ Weather	
Photograph Numbers	
Direction of View	

A. LOCAL LANDSCAPE SETTING

<p>LANDSCAPE SENSITIVITY</p> <p>CHARACTER</p> <p>Natural Factors</p> <ul style="list-style-type: none"> • Vegetation: Hedgerows, tree cover and type, woodland (visually important) • Water bodies / courses: River (s/m/l) Speed (f/m/s), river meanders, lake, ponds, bog/wetland, drainage channels, drainage ditches, locks/weirs • Water bodies / courses: River (s/m/l) Speed (f/m/s), river meanders, <p>Cultural Factors</p> <ul style="list-style-type: none"> • Land Use: Farmland (A/P), Forestry/woodland, historic parkland, mineral working, natural, military, other. • Enclosure and pattern: Scale and shape of fields (refer to HLC data) <p>Landscape Quality / Condition</p> <ul style="list-style-type: none"> • Landscape Character: key features that contribute to the character of this area and make it differ from surrounding areas – land form, hydrology, land cover, field patterns and boundaries, communications, buildings etc. • Landscape Qualities / Features: Condition/ survival or intactness/ state of repair of individual features or elements, such as field boundaries, trees and woodland, historic features etc. • Urban Edge Description: Type and quality and character – how is the edge perceived? Well integrated / harsh / ad-hoc urban fringe 	
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<ul style="list-style-type: none"> • Settlement Perception: views to – open, filtered or well screened. <p>Aesthetic Factors</p> <ul style="list-style-type: none"> • Built/ architectural character: Timber-frame, weatherboard, flint, brick (traditional/ modern), stone, slate, thatch, tile. • Scale: intimate, small, medium, large • Enclosure: expansive, open, enclosed, constrained • Stimulus: Monotonous, bland, interesting, inspiring • Movement: Remote, vacant, peaceful, active • Unity: unified, interrupted, fragmented, chaotic 	
OVERALL SENSITIVITY RATING	LOW / LOW TO MEDIUM / MEDIUM / MEDIUM TO HIGH / HIGH
<p>VISUAL SENSITIVITY</p> <p>General Visibility</p> <ul style="list-style-type: none"> • Topography / Landform Influences: Flat, shelving, rolling, undulating, steep slopes, gentle slopes, floodplain, hills, plateau, broad valley, narrow valley, shallow valley • Skylines / ridgelines: Views – panoramic/ framed/ open/ channelled, key views to landmarks / landscape features • Tree / Woodland cover: Robust, filtered, open views; • General Intervisibility: The degree to which an area is widely visible from, and positively influences the character of, surrounding areas. • Broad description of potential views: Who will see the setting – nearby residents? Users of nearby motorways / roads? Users of public footpaths? • Distinctive Approaches / Gateways / Nodes: • Pedestrian Movement: Good access to or restricted? Green 	

corridors / bridges, links / connections to countryside.	
OVERALL SENSITIVITY RATING	LOW / LOW TO MEDIUM / MEDIUM / MEDIUM TO HIGH / HIGH
<u>LANDSCAPE VALUE</u> <ul style="list-style-type: none"> • Historic Integrity: Visually noted features of historic interest that contribute to the landscape setting – taking into account the intactness and integrity of historic landscape patterns and the presence of valued historic features within the area. • Ecological Integrity: Visually noted features of ecological interest that contribute to the character of the area e.g. Ecological/ nature conservation designations; Woodland (native? Deciduous?); rivers / streams / lakes / pond • Tranquillity: Noise disturbance; Very strong, strong, moderate, low; e.g. minor or major noise disturbance? Scenic beauty and value? Contribution to settlement i.e. amenity value – allotments, sports pitches, parks and gardens, public access and permeability? 	
OVERALL VALUE RATING	LOW / LOW TO MEDIUM / MEDIUM / MEDIUM TO HIGH / HIGH
OVERALL SETTING SUMMARY	

B. POTENTIAL MITIGATION OF LANDSCAPE AND VISUAL IMPACTS

<p>Overall opportunities:</p> <p>e.g. development of green links (public right of way provision)</p> <p>e.g. Screening of visual detractors through, for example, woodland linkages</p> <p>e.g. General enhancement of hedgerows</p>	
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/ woodlands

*e.g. Conserve and enhance the
landscape setting of settlements*

e.g. Conserve or enhance views



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